

11 Oak End Close, Southborough, Tunbridge Wells





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Spacious Bright 3-Bedroom House in Superb Location

Accommodation Summary

- Semi-detached house
- 3 double bedrooms
- Newly fitted kitchen
- Spacious living room
- Conservatory/dining room
- Modern bathroom and downstairs cloakroom
 - Garden
- Integral garage with utility facilities
 - Off street parking
- Sought after location



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This home's peaceful setting on a quiet close is surrounded by greenery, meaning that you are spoilt for choice with playing fields, allotments, woodlands and open countryside on your doorstep. You can, however, enjoy the best of both worlds as your relaxed family life will also benefit from excellent schools and superb nearby transport links.

Deceptively spacious, with a neat driveway to the front, you enter this smart house at the side.

A sense of space and light is immediately apparent with doors running off its wide hallway at every angle, including into a useful cloakroom, deep storage cupboard and the integrated garage.

The kitchen at the front is newly fitted and well designed with plenty of Shaker style units topped with contrasting wooden effect work surfaces. Open shelving at eye level and a double height larder cupboard adds contemporary style while the integrated appliances, such as the Neff slide and hide Pyrolytic oven, deliver all your culinary needs.

Returning to the hallway at the rear is the spacious living room, with plenty of room for large family sofas. Useful mid height alcove cupboards with open wall shelving above frame the chimney breast, with a central gas effect fire adding character and warmth in the colder months. The open plan aspect of the room delivers space and light in abundance, with the fully glazed conservatory flooding the room with sunshine from its wrap around windows. It is the perfect space for dining or entertaining and glazed doors open into the garden beyond.

Up the stairs to the first floor the family bathroom is straight ahead with a beautiful modern suite, contemporary marble tiles with underfloor heating and a heated towel rail to complete the luxury feel.

The primary bedroom at the back, with a deep fitted wardrobe, stretches the width of the house and enjoys far reaching garden views.

The other two bedrooms are generously sized, both with large windows making them wonderfully light and fitted wardrobes for ample storage.

The low maintenance garden has been cleverly designed to offer a high level of privacy with a block brick terrace perfect for alfresco dining and entertaining and a wooden pergola for you to enjoy the shade from its beautiful climbing plants.

The integrated garage offers wonderful storage, utility plumbing and room for additional appliances but also the opportunity to develop it to extend your living space into it, should your needs require it. There is also a large loft that could be extended into, subject to planning consent.

With an abundance of open green spaces, local amenities, sought after schools and excellent transport links just a short walk away, this fantastic home's location is hugely popular with young families or professionals with commuting needs. A must see!



Part opaque glazed entrance door, which opens into:

Entrance Hallway: side aspect opaque double-glazed window, wooden flooring, under stairs storage cupboard with shelving and housing the water cylinder, radiator and doors into the integral garage and into:

Cloakroom: side aspect opaque double-glazed window, low level WC, corner wall hung wash hand basin, wooden flooring and radiator.

Kitchen: 12`8 x 7`9 front aspect double-glazed window, 1 ½ composite sink with drainer and mixer tap, integrated Neff slide and hide pyrolytic oven and combination microwave oven in tall housing unit, integrated dishwasher, space for American style fridge/freezer, Bertazzoni 5 ring gas hob, Zanussi stainless steel extractor, tile effect flooring, tiled splashback and column radiator. The Wren kitchen has plenty of wooden effect worktop space and a good selection of eye and base level units, open shelving and a double height larder cupboard with extending shelves.

Living Room: 15`3 x 11`3 alcove mid height cupboards with internal shelving and open wall shelving above, inset gas effect fire with marble hearth, radiators and opening into:

Conservatory/Dining Room: 13`1 x 8`11 double-glazed rear and side aspect windows overlooking the garden with fitted blinds, rear aspect double-glazed doors leading into the garden, ceiling fan light and radiator.

Stairs up to first floor landing with ceiling loft access hatch with drop down ladder into boarded and insulated loft, deep storage cupboard with shelving for linen and doors opening into:

Primary Bedroom: 15`3 x 11`3 rear aspect double-glazed window with views of the gardens below, fitted double wardrobe with sliding doors and internal hanging rails and shelving with cupboards over and radiator.

Bedroom 2: 12`8 x 7`10 front aspect double-glazed window, wooden effect laminate flooring, fitted double wardrobe with mirrored sliding doors and internal hanging rails and shelving and radiator.

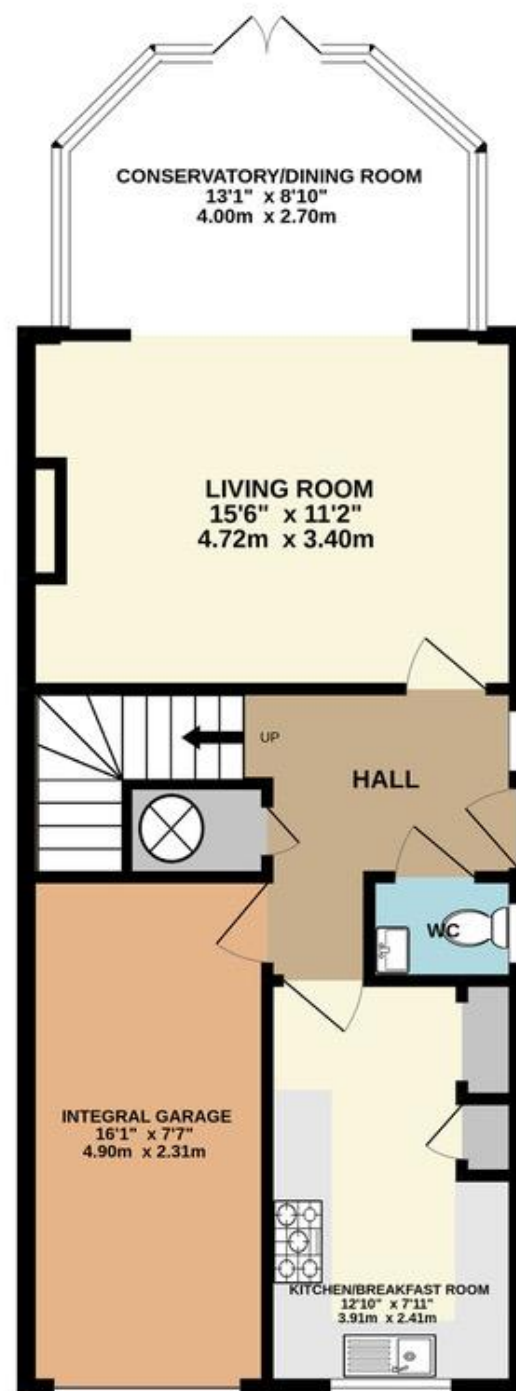
Bedroom 3: 12`8 x 7`6 front aspect double-glazed window, fitted double wardrobe with sliding doors and internal hanging rails and shelving with cupboards over and radiator.

Bathroom: side aspect opaque double-glazed windows, wooden panel enclosed P shaped shower bath with mixer tap, hand held shower attachment, wall mounted rainwater shower head, glass bevelled shower screen, low level WC, vanity unit with wash hand basin with mixer tap over and cupboard under, tiled walls, heated towel rail and tiled flooring with underfloor heating.

Outside: A hard surface off street parking space is to the front of the integral garage with an area of block brick terrace to the side with a stocked flower bed behind and in front of the house. A hard surface pathway at the side leads you to the entrance door and rear garden behind, accessed through a wooden gate. At the rear is a block brick garden fully enclosed by a mix of close boarded fencing, decorative stone bricks and brick. There are a number of stocked flower beds and a wooden pergola with climbing plants adds character while there is plenty of space for a table and chairs.



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Garage: 16`1 x 7`6 up and over front aspect door, internal pedestrian door, plumbing for appliance, lighting, electricity, wall hung Valliant boiler and space for additional appliances.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band D (£1,968.00) / EPC: D (63)

Area Information: Southborough, Tunbridge Wells

Within walking distance of Southborough's picturesque cricket green, woodland walks and local village shops, this house sits in one of the village's most popular areas. With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first class schools, it is the perfect home for families with professional needs. Southborough lies just a couple of miles north outside the historic spa town of Tunbridge Wells with its big retail names and its Georgian colonnade, the Pantiles, offering a vibrant café culture. It also sits just south of Tonbridge, with the A26 passing through it offering easy access to the A21 which leads to the M25. Southborough Hub with its new medical centre, library, theatre/hall, coffee shop, community rooms, and town council offices, together with retail space is within walking distance of Oak End Close. The Yew Tree and Ridgeway Playing Fields are also close by, with open green spaces for walking and recreational sport. There are also allotments either side of the fields allowing you to grow your own fruit and vegetables on your doorstep. Southborough Common, situated towards Oak End Close's end of the village, is a conservation area where cricket has been played for more than 200 years. If you're a runner, dog owner or casual walker, the woodland area of the Southborough Common, nestled behind St. Peters Church, is a very beautiful space. Ancient and young trees slope down to a stream with access to Holden Pond and Bidborough and Speldhurst villages beyond. Also, nearby are the woods, lake and meadows of Brokes Woods and public walking routes through Honnington Farm pastures. Excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, while Southborough and Bidborough have their very own primary schools. Oak End Close is also within the catchment areas for the 6 highly regarded and sought-after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline station to Southborough is at High Brooms, just under 2 miles away, with fast and frequent train services to London Charing Cross. There are also mainline stations on the same line at Tonbridge and Tunbridge Wells. Tonbridge Station is 2.7 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40-minute journeys. There is also a luxury coach service, which drops up and collects a short walk from the property, straight to Canary Wharf, the City, Embankment and other central London destinations. It is half the cost of rail travel enabling you to slumber or work using its Wi-Fi connectivity as you travel.



